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📞 **0191 565 8844**

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#

To Let

Office Suites

Cookson House
Riverside Drive
South Shields
NE33 1XB

- Modern Office Suites
- Range of Sizes from 600ft² – 900ft²
- Flexible Terms Easy In/Out
- Rents inclusive of Service Charge and Buildings Insurance
- Allocated Car Parking
- Close to Town Centre and Public Transport



51 Frederick Street, Sunderland SR1 1NF

T: 0191 565 8844 F: 0191 510 0236 www.lofthouseandpartners.co.uk

Lofthouse and Partners Limited Registered in England 4328964 @Registered Office at above address
also at Portland House, Belmont Business Park, Durham, DH1 1TW

Regional Coverage from offices in Sunderland and Durham

Regulated by RICS

Location

Cookson House is located to the north edge of South Shields Town Centre and provides easy access on foot to the Town Centre. South Shields Metro Station is situated a few hundred meters from the development.

Description

The development comprises 20 individually accessed ground and first floor office suites which are set around an internal courtyard area that is used for parking.

Accommodation

The property briefly comprises as follows:-

Unit	Accommodation	ft ²	m ²	EPC Rating	Asking Rent
3	First Floor	915	85.00	Rating D	£8,800 pa
4	First Floor	641	59.55	TBC	£6,200 pa
5	Ground Floor	725	67.35	TBC	£7,000 pa
8	First Floor	689	64.01	Rating D	£6,700 pa
15	First Floor	869	80.73	TBC	£8,400 pa

Tenure

The suites are available by way of 3 year standard agreements which include flexibility for the occupiers to terminate their agreements upon 3 months prior notice.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.lettingbusinesspremises.co.uk

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – Marc Weaver or Alexa Reavley

✉️ mjw@lofthouseandpartners.co.uk

✉️ alexa@lofthouseandpartners.co.uk

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VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the individual Rateable Values are as follows:-

Unit Number	Rateable Value
Unit 3	£9,200
Unit 4	£7,000
Unit 5	£7,400
Unit 8	£7,200
Unit 15	£9,000

However these figures cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3427

Amended

March 2017